

PLANNING & ZONING COMMISSION

November 30, 2009

TO: James J. Giulietti
Vern E. Carlson
Douglas E. Roberts
Theresa Ranciato-Viele
Brian Cummings

Edward M. Homa, Alternate
Richard E. Wilson, Alternate
Curtis Andrews, Sr., Alternate

Alan Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer

REMINDER

There will be an **ORGANIZATIONAL MEETING** of the Planning & Zoning Commission on Monday, December 7, 2009, at the **North Haven Memorial Library, 17 Elm Street in the Community Room**, at 7:00 PM. First Selectman Michael J. Freda will preside over the election of Officers. The regular meeting will follow to consider the following applications:

AGENDA

8-24 REFERRAL:

1. #P09-41 Application of the Town of North Haven for the design and construction of improvements to the Public Works Garage property at 110 Elm Street. The project will include the construction of an approximately 100' x 80' free standing building to the rear of the existing garage, to be used as truck bays. The project may include minor improvements to the existing garage building as well.

PUBLIC HEARINGS:

2. #P09-36 Application of Timothy J. Lee, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 4.4.1.38, to permit Adult rehabilitative and educational facilities, in CB Zoning Districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.
3. #P09-38 Resubdivision application of Bruce Tomlan and Lisa Sosienski, Owners and Applicants, for three (3) lots, relative to #99 Elm Street (Map 52, Lot 21), and #101 Elm Street, (Map 52, Lot 22). Plan Entitled: Record Re-subdivision Map – Existing Conditions, Properties Located at #99 & #101 Elm Street, North Haven, Connecticut, Prepared by Criscuolo Engineering, LLC. Dated 8/20/09, rev. 8/28/09. Scale 1" = 20'. R-20 Zoning District.

SITE PLANS:

4. #P09-37 Site Plan Application of L&M Realty, LLC, Owner and Applicant, relative to 352 State Street (Map 34, Lot 103). Plan Entitled: As Built Gal-Mar Academy, 352 State Street, North Haven, Connecticut, Prepared by Winterbourne Land Services. Dated December 7, 1994, rev. 8/11/09. Scale 1" = 30'. CB-40/R-20 Zoning Districts.
5. #P09-39 Site Plan Application of Homony Cheung, Owner, Barry Steinberg, Applicant, relative to 585 Washington Avenue (Map 95, Lot 37). Plan Entitled: Homony's Cafe, Restaurant and Food Market, 585 Washington Avenue, North Haven, Connecticut, Prepared by Steinberg Associates. Dated 7/31/09, rev. 10/28/09. Scale 1" = 20'. IL-30 Zoning District.
6. #P09-40 Site Plan Application of Sylvia Dell'Oro, Applicant, Irrevocable Trust of Velma C. Dell'Oro, Owner, relative to 144-154 Washington Avenue (Map 73, Lot 34). Plan Entitled: Dell'Oro Plaza, 144-154 Washington Avenue, North Haven, Connecticut, Prepared by McK. - Brown & Associates, LLC. Dated November 6, 2009. Scale 1" = 20'. CB-20 Zoning District.

OTHER: None

DELIBERATION SESSION: #P09-41, Section 8-24
#P09-36, Amendment
#P09-38, 99 & 101 Elm Street

#P09-39, 585 Washington Avenue
#P09-40, 144-154 Washington Avenue

INFORMAL PRESENTATION: None

EXTENSIONS: #P08-63, 332 Washington Avenue
#P08-36, 585 Middletown Avenue
#P08-40, #P08-40A, #P08-40S, 240-300 Universal Drive North

BONDS: #P98-57, 550 Universal Drive
#P88-13, 550 Universal Drive
#P09-14, 328 Bassett Road

CHANGE OF USE: 528 Washington Avenue
41 Middletown Avenue

CORRESPONDENCE: - Environment & Human Health, Inc. - Information package

MINUTES: November 5, 2009

ADJOURN: